property on behalf of the vendor.

atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

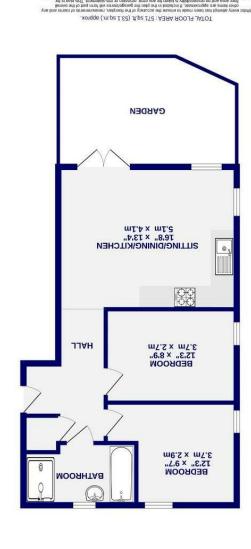
- EbC C
- Popular Area
- Ideal First Time Buyer Property
 - Beautifully Presented

 - Two Double Bedrooms

Leasehold

ZU≯ OEOY Clifton Moor, York Aviator Court

Aviator Court, Clifton Moor, York, YO30 4UZ



Ashtons

- · Courtyard Style Garden

Aviator Court Clifton Moor, York YO30 4UZ

Offers Over £200,000





Located in the popular residential area of Clifton Moor and within the sought after development of Aviator Court, is this well presented ground floor apartment. Offering plenty of accommodation throughout, an enclosed courtyard style garden and allocated parking, this property is sure to be popular among a range of buyers. Aviator Court is conveniently placed for a range of local amenities, including the various shops on Clifton Moor Shopping Centre, in addition to regular commuter links to the city

Accessed by a secure communal entrance, this property opens into a wide entrance hall which leads to the open plan kitchen living diner. Benefitting from windows across two aspects, this space is filled with natural light throughout the day. The kitchen is equipped with a range of integrated appliances which are in and amongst the various wall and base units allowing for plenty of storage. Across the hall are two double bedrooms and a most generous and modern four piece bathroom with metro tile wall tiles. To complete the internal accommodation is the deep storage cupboard next to the front door.

Unlike most properties in this development, this apartment offers an enclosed courtyard style garden which can be enjoyed all year round. Allocated parking, and visitor parking, is located on site.

In summary a wonderful property located in a sought after residential area. Early viewing is ready to move into.

Leasehold

Length of lease 192 years remaining Ground rent £150 per annum Ground rent review period - Fixed Service charge £1,200 per annum Reviewed Annually

Council Tax Band - B



















